

Primary # _____

HR # _____

Trinomial _____

NRHP Status Code 6L

PRIMARY RECORD

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

* Resource Name or #: 3203 Isla Vista Drive, APN 476-242-09

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address 3203 Isla Vista Drive City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
APN 476-242-09-00; Islenair Unit #2, Block 6, Lot 9

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3203 Isla Vista Drive was built in 1951 in the Minimal Traditional style with Split Level elements and features a multi-hipped roof with composition shingles; clipped eaves; and a textured stucco exterior. The entry porch, accessed via six concrete steps, is set to the right and features a roof extension supported by square wood posts. The entry door is set parallel to the sidewalk. Fenestration consists of 8-lite slider and 16-lite fixed vinyl frame and sash windows. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1951 Water and Sewer Records

* P7. Owner and Address:

Phan Huynh Trust
3550 Ruffin Rd #177
San Diego CA 92123

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6L

* Resource Name or #: 3203 Isla Vista Drive, APN 476-242-09

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1951 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof, the use of textured stucco, and the replacement of the original wood windows with vinyl windows in enlarged openings. The house is in fair condition and retains a fair to poor degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Brock Construction Company

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1945-1952 Property Type Residential Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISLENAIR HISTORICAL DISTRICT
CITY OF SAN DIEGO

PRIMARY RECORD

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

* Resource Name or #: 3232 Isla Vista Drive, APN 476-242-13

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 3232 Isla Vista Drive City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-242-13-00; Islenair Unit #2, Block 6, Lot 6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3232 Isla Vista Drive was built in 1935 in the Minimal Traditional style and features a medium pitch side gable roof with composition shingles; clipped eaves; vertical wood siding in the gable end; and a textured stucco exterior. The entry porch, accessed via three concrete steps, is set to the right and features a roof extension supported by a turned spindle wood post. The entry door is set perpendicularly to the sidewalk. Fenestration consists of a nine-lite single pane fixed vinyl window and 4-over-4 double hung vinyl frame and sash windows. A carport has been added to the north side of the house and a front-facing gable second story addition has been added. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District

☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1935 Water and Sewer Records

* P7. Owner and Address:

Castellanos David & Yurin
3232 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none")

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List)



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6Z

* Resource Name or #: 3232 Isla Vista Drive, APN 476-242-13

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1935 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof; the use of textured stucco; the replacement of the original wood frame windows with vinyl windows; the addition of a carport; and the second story addition. The house is in good condition and retains a poor degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: AP Rotta

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941 Property Type Residential Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3255 Isla Vista Drive, APN 476-242-02

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 3255 Isla Vista Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-242-02-00; Islenair Unit #2, Block 6, Lot 2

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3255 Isla Vista Drive was built in 1947 in the Minimal Traditional style and features a multi-hipped and gable roof with composition shingles; clipped eaves; and a textured stucco exterior. The entry is recessed behind a projecting front gable bay and a single car garage. The entry door is set parallel to the sidewalk. Fenestration consists of single pane fixed and 1-over-1 double hung aluminum frame and sash windows. The house appears to have undergone a number of additions and modifications, which have compromised the historic integrity of the structure. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1947 Water and Sewer Records

* P7. Owner and Address:

Turner Albert and Mariorie
3255 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6Z

* Resource Name or #: 3255 Isla Vista Drive, APN 476-242-02

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1947 per water and sewer records. Modifications include several additions/alterations; the replacement of the composition roof with a new composition roof; and the replacement of the original windows with aluminum windows. The house is in fair condition and retains a poor degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1945-1952 Property Type Residential Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISLENAIR HISTORICAL DISTRICT

PRIMARY RECORD

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

* Resource Name or #: 3333 Isla Vista Drive, APN 476-160-18

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 3333 Isla Vista Drive City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-160-18-00; Islenair Unit #1, Block 3, Lots 19 and 20

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3333 Isla Vista Drive was built in 1950 in the Ranch style and features a side gable roof with composition shingles; a slight eave overhang; and a concrete block exterior. The entry, which is at grade, is roughly centered under a roof projection supported by square wood posts. The entry door is set parallel to the sidewalk. Fenestration is not readily visible from the public right of way. A large addition at the front of the house is currently under construction. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1950 Water and Sewer Records

* P7. Owner and Address:

Luc Luan Kim

3333 Isla Vista Drive

San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff

202 C Street, MS 4A

San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)

Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none")

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6Z

* Resource Name or #: 3333 Isla Vista Drive, APN 476-160-18

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Ranch

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1950 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof and a new, large addition at the front of the property which is not in keeping with the U.S. Secretary of the Interior's Standards. The house is in good condition and retains a poor degree of integrity.

* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1945-1952 Property Type Residential Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



PRIMARY RECORD

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

* Resource Name or #: 3411 Isla Vista Drive, APN 476-160-15

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address 3411 Isla Vista Drive City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, mE/ _____ mN _____

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-160-15-00; Islenair Unit #2, Block 3, Lot 16

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The house at 3411 Isla Vista Drive was built in 1957 in the Ranch style and features an "L" shaped floor plan with a dominant two-car garage; cross-gable roofs with composition shingles; wood clapboard siding in the gable end; a stucco and wood board and batten exterior; and a chimney at the east elevation. The entry, accessed via one concrete step, is recessed into the façade under a roof projection. The entry door is set parallel to the sidewalk. Fenestration consists of aluminum frame and sash fixed and slider windows with decorative wood shutters. Aluminum awnings have been added above a main window. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1957 Water and Sewer Records

* P7. Owner and Address:

Phay Loeun & Say Chhav

3411 Isla Vista Drive

San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff

202 C Street, MS 4A

San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)

Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6Z

* Resource Name or #: 3411 Isla Vista Drive, APN 476-160-15

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Ranch

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1957 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof; the replacement of some original wood frame windows with aluminum windows; and the use of aluminum awnings. The house is in good condition and retains a good degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1957-1979

Property Type Residential

Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



PRIMARY RECORD

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

* Resource Name or #: 3467 Isla Vista Drive, APN 476-160-08

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address 3467 Isla Vista Drive City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
APN 476-160-08-00; Islenair Unit #1, Block 3, Lot 9

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The house at 3467 Isla Vista Drive was built in 1939 in the Minimal Traditional style and features a side gable roof with red composition shingles; a slight eave overhang; and a stucco exterior with brick veneer beneath a bay window. The entry, accessed via two concrete steps, is set to the right under a roof projection supported by five wood posts. The entry door is set perpendicularly to the sidewalk. Fenestration consists of 1-over-1 aluminum frame and sash windows. The two-car garage is attached to the house and is set forward of the main façade. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1939 Water and Sewer Records

* P7. Owner and Address:

Timm, Wayne NSNS & Timm Marlene
1177 Gorsline Drive
El Caion CA 92021

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6L

* Resource Name or #: 3467 Isla Vista Drive, APN 476-160-08

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1939 per water and sewer records. Modifications include the replacement of the composition roof with a new red composition roof; the replacement of the original wood frame windows with aluminum frame windows; the likely addition of the bay window; the use of brick veneer; the likely replacement of the wood porch post(s); and the replacement of the original garage door with a new wood door. The house is in good condition and retains a fair to poor degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941

Property Type Residential

Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6L

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3517 Isla Vista Drive, APN 476-160-04

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3517 Isla Vista Drive City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____ , _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-160-04-00; Islenair Unit #1, Block 3, Lot 4

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3517 Isla Vista Drive was built in 1946 in the Minimal Traditional style and features a cross-gable roof with composition shingles; a slight eave overhang with exposed rafter tails; and a stucco exterior. The entry, accessed via two concrete steps, is set to the right of the bay under a roof projection. The entry door is set perpendicularly to the sidewalk. Fenestration consists of 1-over-1 double hung vinyl frame and sash windows in new and/or enlarged openings. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1946 Water and Sewer Records

* P7. Owner and Address:

Lotz Vicki L.
3517 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none")

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6L

* Resource Name or #: 3517 Isla Vista Drive, APN 476-160-04

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1946 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof; and the replacement of the original 6-over-6 wood frame windows with 1-over-1 vinyl frame windows in new and/or enlarged openings. The house is in good to fair condition and retains a fair to poor degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1945-1952

Property Type Residential

Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



PRIMARY RECORD

Other Listings

Review Code Reviewer

Date

Page 1 of 2

* Resource Name or #: 3525 Isla Vista Drive, APN 476-160-03

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 3525 Isla Vista Drive City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-160-03-00; Islenair Unit #1, Block 3, Lot 3

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3525 Isla Vista Drive was built in 1946 in the Minimal Traditional style and features a side gable roof with composition shingles; a slight eave overhang with exposed rafter tails; and a stucco exterior. The entry, accessed via two concrete steps, is set to the right of the bay under a roof projection supported by a wood post. The entry door is set parallel to the sidewalk. Fenestration consists of sliding vinyl frame and sash windows in new and/or enlarged openings. The single far garage is attached to the house and set back slightly from the main façade. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1946 Water and Sewer Records

* P7. Owner and Address:

Wilson Melford D
3525 Isla Vista Drive
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none")

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6L

* Resource Name or #: 3525 Isla Vista Drive, APN 476-160-03

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1946 per water and sewer records. Modifications include the replacement of the composition roof with a new composition roof; and the replacement of the original double hung and 16-lite fixed wood frame windows with sliding vinyl frame windows in new and/or enlarged openings. The house is in good to fair condition and retains a fair to poor degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Cummins Brothers Co

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1945-1952

Property Type Residential

Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)

